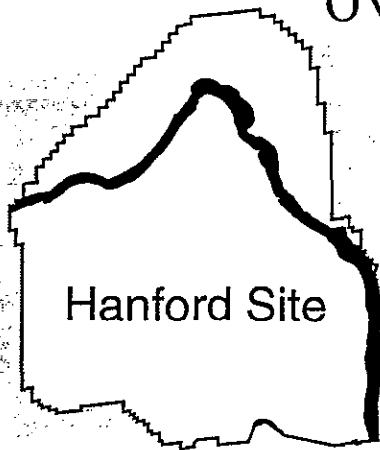


OVERVIEW

Joint Presentation of Hanford Comprehensive Land Use Planning

U.S. Department of Energy • Benton County • City of Richland



The U.S. Department of Energy (DOE), the City of Richland, and Benton County jointly present their respective land use planning products for public review and comment. Each product is a "work in progress" not yet finished. The products include:

- DOE - the Draft Hanford Remedial Action Environmental Impact Statement and Comprehensive Land Use Plan (HRA EIS). (The Comprehensive Land Use Plan is Volume 4, (Appendix M) of the EIS.)
- Benton County - Draft Alternative Future Land Use Maps, Critical Areas Designations, and Regulatory Ordinance
- City of Richland - Draft Alternative Plans and maps

Three fact sheets describe the basics of the respective jurisdiction's planning program. "Background Information" briefing documents describe Hanford planning initiatives, each of which could be impacted by the outcome of the HRA EIS, or by each other.

Background

For more than 50 years, Hanford made plutonium for nuclear weapons. That mission is over. Today, Hanford has new missions: cleaning up the Cold War legacy of radioactive and chemical contamination, and research and development.

Of the 560 square miles which comprise the site, about 432 square miles are within Benton County; 4.6 square miles are within the City of Richland's urban growth area. The future beyond cleanup for most of the site is uncertain. The site likely will be smaller. It likely will have multiple land

uses -- public and private. These changes will invoke the active involvement of Benton County and the City of Richland with DOE in planning and realizing Hanford's land use future.

Overlapping Land Use Planning Interests

DOE's Hanford Site lies within four counties -- Adams, Benton, Franklin, Grant. A portion of the Site is within the City of Richland. All this creates overlapping federal, state, and local land use interests.

Benton County and the City of Richland are coordinating their Hanford land use planning products. To date, that effort has not been coordinated with DOE Richland's work on the agency's Hanford Site Comprehensive Land Use Plan. Some informal exchanges have been made and a common data base is in use.

Common Interests

DOE, Benton County, and the City of Richland, share common goals and interests:

- Cleanup of Hanford's radioactive and dangerous chemical wastes
- Protection for the Site's biological and cultural resources
- Economic transition
- Diversification and stability
- Sustainable use of lands and resources
- More public access and use of Hanford lands

Different Processes and Legal Requirements

Despite common goals and interests, legal requirements and planning processes differ among DOE, the county, and the city. For example: DOE uses the National Environmental Policy Act (NEPA) as a legal process vehicle to prepare its Comprehensive Land Use Plan. NEPA provides the process to legally finalize and adopt the Comprehensive Land Use Plan. This is consistent with guidance from the Council on Environmental Quality in preparing an EIS and Comprehensive Plan. The DOE has set forth policy and guidance for the development of comprehensive land use plans.

The city and the county prepare their plans in accord with the specific requirements of two state laws: The Washington State Growth Management Act (GMA) and the State Environmental Policy Act (SEPA).

Different Objectives

DOE, Benton County, and the City of Richland have different planning objectives. A main DOE objective is to identify how Hanford lands will be used in the future. Future use dictates the level and cost of cleanup required on those lands over the next 10 years. Chapter 7 of the Comprehensive Land Use Plan explains DOE's conclusion that continued federal ownership of most, if not all, of the Hanford Site is necessary to protect public health and safety and the environment.

A main objective of Benton County is to assign future land uses based on resource values. That

will help assure that DOE's short-term actions don't prejudice future land use options as the Site grows smaller or if portions are leased to the private sector. County planners assume that the Site will be smaller and have more public access. The county also assumes that the future holds mixed private and public land uses on the Site.

The City of Richland has, as a main objective, assigning urban land uses for Hanford land within the city's Urban Growth Boundary. The city must plan and pay for streets, sewers, and other services required to meet growth needs and foster economic diversity.

Land Use Planning Issues

Important Hanford land use planning issues include:

- Identification and resolution of water rights
- The need for and the nature of "institutional controls"
- Protection of cultural resources
- Habitat and species conservation and management
- Land use authority and responsibility
- U.S. Bureau of Land Management transfer (aggregation of lands)
- Economic development and re-development
- Expectations of future ownership (DOE ownership forever? Congress decides.)
- Public Access
- Cost-effective Hanford cleanup
- Relationships of land use to cleanup levels